

File No: 4267-3301548

First American Title Insurance Company

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Officer/Escrow Officer: Douglas E.

612 Harrison Street, Suite 100 • Sumner, WA 98390

Kehn/AP

Phone: (253)299-3980 Fax: (866)526-0611

Settlement Location:

Settlement Statement



First American

612 Harrison Street, Suite 100, Sumner,  
WA 98390

Property Address: 309 Phoenix Avenue Southwest, Orting, WA 98360

Buyer: Jordie Adiel Yanez

Seller: Phoenix Shirk

Lender: To Be Determined

Estimated Settlement Date: 10/22/2019

Disbursement Date:

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	377,500.00	Sale Price	377,500.00	
		Loan Amount - To Be Determined		377,500.00
		<b>Prorations/Adjustments</b>		
	730.21	County Taxes 10/22/19 to 01/01/20 @\$3,753.89/yr	730.21	
7,500.00		Seller Credit		7,500.00
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
1,305.61		Title - Owner's Title Insurance (optional) Policy: ALTA Owners- 2010 Eagle \$1,188.00 Sales Tax: \$117.61 to First American Title Insurance Company		
		Title - Lender's Policy Policy: ALTA Lenders - 2006 EXT \$712.00 Sales Tax: \$70.49 to First American Title Insurance Company	782.49	
1,011.03		Title - Escrow Fee Escrow/Closing Fee \$1,850.00 Sales Tax: \$172.06 to First American Title Insurance Company	1,011.03	
		<b>Commission</b>		
7,550.00		Real Estate Commission to John L Scott Real Estate		
9,437.50		Real Estate Commission to Keller Williams Realty		
		<b>Government Recording and Transfer Charges</b>		
		Record First Grant/Warranty Deed Record Warranty Deed-First to Pierce County Auditor	105.50	
		Record First Deed of Trust Record Deed of Trust-First to Pierce County Auditor	136.50	
4,837.00		Transfer Tax - Deed e-Excise Tax - ACH DEBIT to Pierce County Auditor		
1,887.50		Transfer Tax - Deed e-Excise Tax - ACH DEBIT to Pierce County Auditor		

This is a summary of the closing transaction prepared by First American Title Insurance Company. This document is not intended to replace the Closing Disclosure form.

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Payoff(s) and Payment(s)</b>		
		To Be Determined		
200,000.00		Principal Balance to To Be Determined		
		<b>Miscellaneous</b>		
700.00		*ESTIMATED* Association Dues to Hidden Harbor HOA		
		*ESTIMATED* Transfer Fee to Total Property Management	200.00	
1,876.95		Property Taxes to Pierce County Assessor-Treasurer		
500.00		*ESTIMATED* Utilities to City of Orting		
236,605.59	378,230.21	<b>Subtotals</b>	380,465.73	385,000.00
		Due To Buyer	4,534.27	
141,624.62		Due To Seller		
378,230.21	378,230.21	<b>Totals</b>	385,000.00	385,000.00

Our wire instructions do not change. Our banking institution is First American Trust. If you receive an email or other communication that appears to be from us or another party involved in your transaction instructing you to wire funds to a bank other than First American Trust, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

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Escrow Officer: Douglas E. Kehn

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